



# Continental Group Family Housing Privatization Project

## Seymour Johnson AFB Project Overview

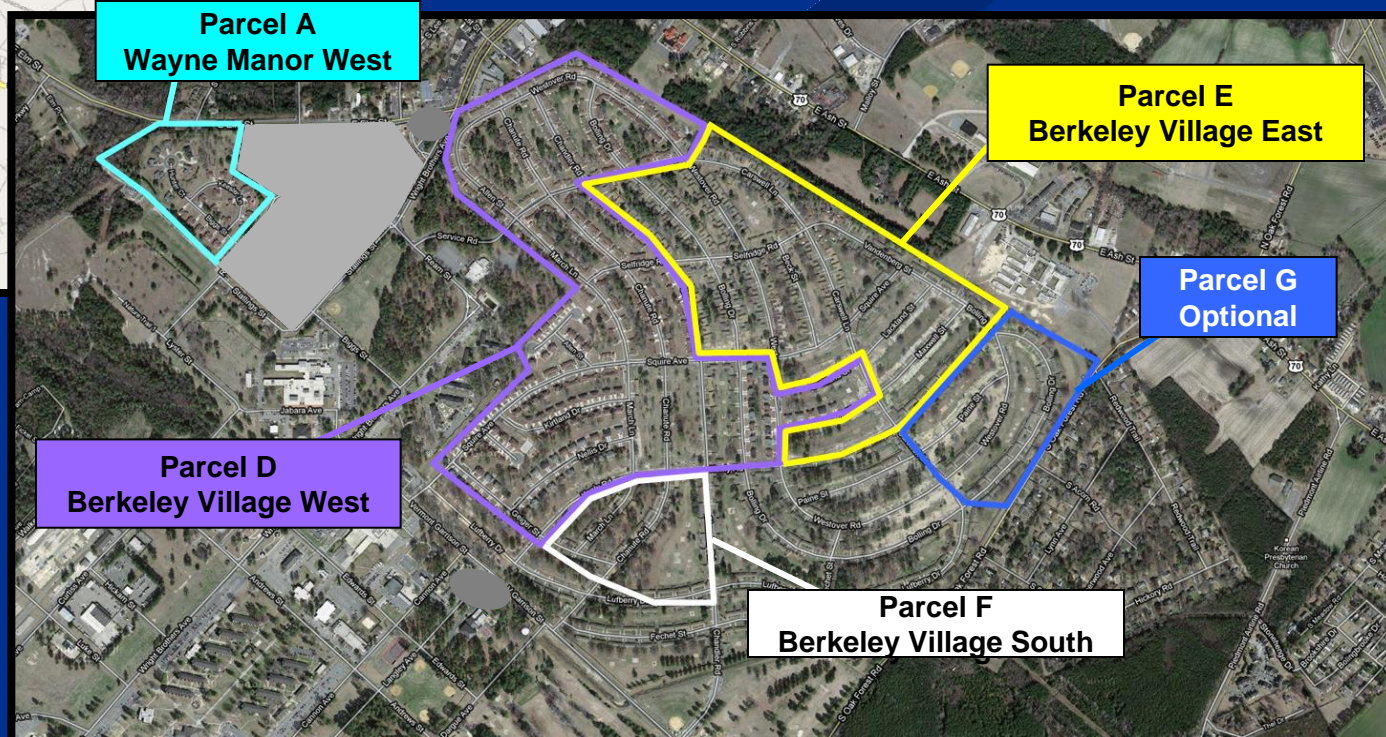
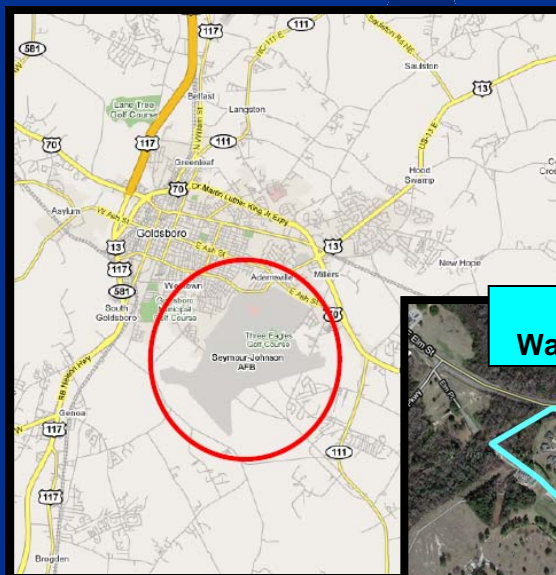
August 31, 2010

# Overview: Seymour Johnson AFB

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# Project Location



## Local Area Highlights

- Located in Wayne County, NC
- Eastern Wayne High School rated 7 out of 10 by "GreatSchools.org"
- Meadow Lane Elementary located adjacent to base with guarded pedestrian access from on-base housing community
- 25% of local rental units considered suitable
- Overall Vacancy rate for the local rental market: 7.4%
- Average housing inventory growth of 0.5% per year (2010-15)
- Population Growth of 4.7% (2000-09)
- Local median home price \$134,900 (Goldsboro, NC)

# Existing Housing

- **Wayne Manor West**
  - 25 units
  - Constructed 1999 – 2009
  - 1,671 – 2,343 NSF
- **Berkeley Village West**
  - 450 units
  - Constructed 2002 – 2007
  - 1,054 – 1,535 NSF
- **Berkeley Village East**
  - 197 units
  - Constructed 2009 – TBD
  - 1,578 NSF
- **Berkeley Village South**
  - 38 units
  - Constructed in 2009
  - 1,957 – 2,876 NSF



# Project Concept Overview

Seymour Johnson AFB						
	Total	Parcel A Wayne Manor West	Parcel D Berkeley Village West	Parcel E Berkeley Village East	Parcel F Berkeley Village South	Parcel G Optional
Year of Construction (Existing Units)		1999 – 2009	2002 – 2007	2009 / TBD	2009	N/A
Convey	531	25	450	18	38	0
801 Lease Buy-Out	0	0	0	0	0	0
Delayed Convey	179	0	0	179	0	0
Demolish	0	0	0	0	0	0
Return Historic Units	0	0	0	0	0	0
Construct	0	0	0	0	0	0
Renovation	0	0	0	0	0	0
As Is	710	25	450	197	38	0
Project End State	710	25	450	197	38	0

*Note: Table reflects Government notional concept. Offerors should perform their own due diligence.*

# Demographics and Estimated Income

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Rank	Number of Units (Financing Scope)	Percentage of Units	Weighted Average BAH	Estimated Monthly Gross Revenue (\$000)*	Estimated Annual Gross Revenue (\$000)*
GOQ	0	0.0%	\$1,854	\$0	\$0
SOQ	7	1.6%	\$1,836	\$12	\$147
FGO	27	6.2%	\$1,794	\$46	\$552
CGO	27	6.2%	\$1,387	\$36	\$427
E9	5	1.1%	\$1,602	\$8	\$91
SNCO	31	7.1%	\$1,412	\$42	\$499
JNCO	340	77.8%	\$1,071	\$346	\$4,150
Total	437	100.0%	\$1,177	\$489	\$5,866

\* Estimated income assumes 95% occupancy

# Base-Specific Desired Features

1. Club House, separate from any proposed Community Center, with meeting rooms, pool, pool slide and splash park
2. Community Sports Complex
3. Renovate 4 units on Biggs Court (Parcel A) to incorporate Prestige housing features, including additional square footage

# Project Highlights

- Housing areas located immediately adjacent to installation perimeter fence
- Local community development in close proximity to base
- 100% of end state are MILCON units constructed after 1999
- No General Officer Homes
- RFQ will indicate financing scope